HISTORY OF HARBOURFRONT PLANNING PROCESS

May 14, 1979

City Council adopted Mayor Sewell's recommendation that a Working Committee be established, constituted of informed members of the public, to advise the Planning Board and Council on appropriate Official Plan statements for Harbourfront. The Working Committee should "consist of persons representing a broad range of interests appropriate to Harbourfront" but "not be so large as to be unwieldly." Its composition would be as follows:

- Alderman Sparrow (Ward Alderman)
- Alderman Heap (Ward Alderman)
- Alderman Fish (Chairman, Parks Committee, Council's representative on the Central Waterfront Planning Committee)
- Margaret Gittens (Former Chairman, Barbara Apartment Tenants' Association, Staff person, Tenant Hot Line)
- Michael Pitman (President, Copp-Clark Publishing, businessman interested in housing downtown)
- Marilyn Spink (Mayor's representative on the Board of Harbourfront Corporation)
- A representative from HINTS, the North Toronto Senior Citizen's organization
- A representative for organized labour.

Council further adopted Mayor Sewell's recommendations:

"That the Commissioner of Planning and Development, in consultation with the Working Committee, be requested to recommend to the Planning Board by the beginning of October 1979, so that Council may consider the matter in November, appropriate Official Plan Statements for Harbourfront, based on the Draft Official Plan Statements and Development Framework."

and

"That Council indicate its intention and willingness to approve appropriate Official Plan Statements for Harbourfront before December 1, 1979."

June 18, 1979 to October 16, 1979	Harbourfront Working Committee held regular meetings culminating with the adoption of Official Plan statments.
Oct. 10, 1979	Bayfront Task Force of the Central Waterfront Planning Committee met for a presentation and discussion of the Official Plan Recommendations.
Oct. 22, 1979	Planning Board received the report (October 22, 1979) from the Commissioner of Planning and Development on Harbourfront Part I Official Plan Recommendations; scheduled a Public Meeting for November 13, 1979.
Nov. 7, 1979	Central Waterfront Planning Committee discussed the Official Plan Recommendations.
Nov. 13, 1979	Planning Board held a Public Meeting.
Nov. 19, 1979	Planning Board received the reports (November 19, 1979) from the Commissioner of Planning and Development entitled Harbourfront: Final Official Plan Recommendations and Statistical Information on Harbourfront. The Board heard deputations on the Official Plan Recommendations and deferred consideration to a Special Meeting to be held November 26, 1979.
Nov. 21, 1979	Central Waterfront Planning Committee endorsed, with amendments, the Official Plan Recommendations.
Nov. 21, 1979	Metropolitan Planning Committee had before it a report (November 15, 1979) from the Planning Commissioner on the City of Toronto Draft Official Plan Amendment For the Harbourfront Federal Lands. The Committee deferred consideration of the report until January 16, 1980.
Nov. 26, 1979	Planning Board held its Special Meeting; unanimously adopted, with amendments, the Official Plan Recommendations.
Nov. 29, 1979	Committee on Buildings and Development heard deputations on the Official Plan Recommendations; adopted with amendments.
Dec. 5, 1979	Executive Committee adopted the Official Plan Recommendations.

Dec. 12, 1979 — Council amended and adopted the Official Plan Recommendations; further adopted the recommendations that:

"(1) the City Solicitor be requested to submit the necessary draft by-laws to give effect to the recommendations of the Committee on Buildings and Development for its meeting on January 10, 1980 and that the Committee on Buildings and Development hold a public hearing in respect of the Official Plan Amendment and that the City Clerk be authorized to place notices in the three daily newspapers of such hearings; and

(2) the City Solicitor submit to such meeting a report on implementation strategy; and that no action be taken by Council on the draft by-laws implementing the Official Plan Amendment until the implementation strategy including a master agreement is adopted."

Jan. 10, 1980 — Committee on Buildings and Development had before it the report (January 8, 1980) from the City Solicitor containing the draft by-law to adopt the Harbourfront Official Plan Amendment; report (January 8, 1980) from the Commissioner of Planning and Development on the Development Control Implementation Strategy; report (January 9, 1980) from City Solicitor on the legal issues arising out of the implementation strategy. The Committee heard deputations and deferred further consideration until additional planning reports are available on the details of the development control strategy (Master Agreement, Zoning By-law).

Jan. 16, 1980 — Metropolitan Planning Committee had before it the report (January 7, 1980) from the Planning Commissioner on City of Toronto Draft Official Plan Amendment For the Harbourfront Federal Lands. The Committee recommended that the following recommendations be adopted:

"(a) That Metropolitan Council request the Council of the City of Toronto:

1. To incorporate into the Amendment a provision requiring monitoring of population and employment levels to ensure that adequate community-social

services and transportation facilities are provided as development proceeds.

2. To refer individual site plan agreements at the draft stage to Metropolitan Toronto for comment.

3. To make provisions for the inclusion of Metropolitan-owned lands adjacent to Harbourfront in the implementing zoning by-law.

(b) That Metropolitan Council request the City of Toronto and the Federal government to ensure that an adequate site has been made available to accommodate the Metropolitan Works yards and dock before the present site is committed to other development.

The Committee's recommendation was adopted by Metro Council without amendment at its January 29, 1980 meeting.

Feb. 7, 1980

Committee on Buildings and Development received a communication (January 30, 1980) from the Metropolitan Toronto Clerk, forwarding Clause 1 of Report No. 1 of the Planning Committee, headed City of Toronto Draft Official Plan Amendment for the Harbourfront Federal Lands which was adopted by Metro Council on January 29, 1980. The Committee referred the communication to the Commissioner of Planning and Development to be considered when preparing his further report on Harbourfront.

May 1, 1980

Committee on Buildings and Development had before it a report (April 30, 1980) from the Commissioner of Planning and Development on Refinements to Harbourfront Official Plan Recommendations and a Status Report on Harbourfront (May 1, 1980). The Committee concurred with the Commissioner's request set out in his Status Report, that the April 22nd report be considered when the outstanding planning reports on the development control strategy are brought forward.

May 15, 1980

Committee on Buildings and Development had before it the following reports:

(a) (January 8, 1980) from the City Solicitor forwarding draft by-law to adopt a Part I Amendment to the Official Plan respecting Harbourfront;

(b) (January 8, 1980) from the Commissioner of Planning and Development on Harbourfront: Development Control Implementation Strategy;

(c) (January 9, 1980) from the City Solicitor regarding legal issues arising out of the Harbourfront implementation strategy;

(d) (April 22, 1980) from the Commissioner of Planning and Development on Refinements to Harbourfront Official Plan Recommendations;

(e) (May 6, 1980) from the Commissioner of Planning and Development on the Proposed General Rezoning for Harbourfront;

(f) (May 9, 1980) from the Commissioner of Planning and Development on the Proposed Harbourfront Master Agreement; and

(g) (May 14, 1980) from the Commissioner of Public Works on the Proposed Harbourfront Master Agreement.

The Committee advised that notices were placed in three daily newspapers advising of the public hearing of the Committee on January 10, 1980, with respect to the Official Plan Amendment.

The Committee heard deputations and decided to request the Commissioner of Planning and Development, in consultation with the Harbourfront Board, to explore further the needs and concerns of the tenants of the Terminal Warehouse Building and bring such report forward at the time of:

(a) any site-specific development application for the Terminal Warehouse Building; or

(b) a Sub-Area Plan including the Terminal Warehouse Building; or

(c) at the option of any of the parties prior to that time described in (a) or (b) above.

The Committee also decided to recommend to the Executive Committee that Harbourfront Corporation be advised of Council's Fair Wage Policy and be requested to comment on the applicability of this policy to Harbourfront.

The Committee further decided to:

1. Adopt the report (May 9, 1980) from the Commissioner of Planning and Development with the addition of the following recommendation:

   "That the Commissioner of Planning and Development be requested to report further, in consultation with the Commissioner of Public Works and the Harbourfront Corporation, on an Overall Plan for the entire Harbourfront prior to and/or in conjunction with the submission of the first Sub-area Plan.";

2. Adopt the report (April 22, 1980) from the Commissioner of Planning and Development, as amended, by deleting the last sentence from Section 3.4(i) of Appendix C;

3. Adopt the report (May 6, 1980) from the Commissioner of Planning and Development; and

4. Receive the report (January 8, 1980) from the Commissioner of Planning and Development.

May 20, 1980 — Planning Board endorsed the report (April 22, 1980) on Refinements to Harbourfront Official Plan Recommendations by a vote of ten to one.

June 4, 1980 — Executive Committee received for information the report (May 29, 1980) from the Commissioner of Planning and Development on Proposed Harbourfront Master Agreement wherein the Commissioner suggested that it is premature for the contents of the proposed Agreement to be considered until one outstanding issue respecting the enforceability of certain

provisions against the Minister of Public Works representing the Queen, be resolved.

June 18, 1980

Executive Committee received and forwarded to Council for information, the report (June 11, 1980) from the Commissioner of Planning and Development on Harbourfront Development which elaborates on the matters of parks, open space and density.

The Committee also forwarded to Council for information the Commissioner's reports of May 9, 1980, January 8, 1980 and June 2, 1980.

The Committee received the report (June 13, 1980) from the Commissioner of Planning and Development on Harbourfront Master Agreement which indicates that the request of the Buildings and Development Committee for an overall Plan for the entire Harbourfront area is to be satisfied by the inclusion of a provision in the Master Agreement for a Road Concept Plan. The Committee adopted the recommendations:

1. That Council approve in principle the draft Agreement between the City and Harbourfront Corporation.

2. That Council grant authority to introduce a Bill to approve the execution of an Agreement substantially in the form of the draft Agreement, the Bill to be introduced as soon as is reasonably practicable after the Harbourfront Official Plan is approved and the City is notified that the Harbourfront Corporation is authorized to make the Agreement, and that the Minister of Public Works has approved the Agreement.

The Committee further recommended to Council that:

1. The report (April 22, 1980) from the Commissioner of Planning and Development be adopted subject to the deletion of the last sentence from Section 3.4(i) of Appendix C; that the Draft By-law, as so amended, be approved; and that authority be granted for the introduction of the necessary Bill in Council to give effect thereto;

2. The report (May 6, 1980) from the Commissioner of Planning and Development be adopted; and

3. Mayor Sewell be requested to report to the July 9, 1980, meeting of the Executive Committee on the composition of the citizen's group to consider sub-area plans, taking in consideration the Planning Board's request regarding the Central Waterfront Planning Committee.

The Committee received and forwarded to Council for information a report (June 17, 1980) from the City Solicitor on the Draft Agreement between the City of Toronto and Harbourfront Corporation, which outlines various legal matters arising out of the draft agreement that should be brought to Council's attention.

June 23, 1980

City Council considered Clause 63 of Executive Committee Report No. 32 and also had before it a further report (June 19, 1980) from the Commissioner of Planning and Development entitled Harbourfront: Certain Amendments to Master Agreement, Official Plan and Zoning By-law. Council approved Zoning and Official Plan By-law amendments for Harbourfront and accordingly passed By-law Nos. 568-80 and 569-80 to implement these amendments. Council also approved, in principle, the draft Harbourfront Master Agreement contained in Appendix "A" of the report (June 13, 1980) from the Commissioner of Planning and Development, as amended by his report of June 19, 1980, and with a further amendment to Section 1.1(a)(i) to read as follows:

> "approved sub-area plan means a sub area plan that is consistent with the City's Official Plan and relevant zoning by-law and that is approved by:"

Council also granted authority to introduce a Bill to approve the execution of an Agreement substanially in the form of the draft Agreement contained in Appendix "A", as amended, such Bill to be introduced as soon as is reasonably practicable after the Harbourfront Official Plan is approved and the City is notified that the Harbourfront Corporation is authorized to make the Agreement, and the Minister of Public

Works has approved the Agreement; and directed that this matter be scheduled for discussion at the Executive Committee meeting of July 9, 1980, so that members of Council may give consideration to Appendix "A", as amended.

The following reports were also requested by Council for the July 9, 1980 meeting of the Executive Committee:

(i) His Worship the Mayor, in consultation with Alderman Rowlands, to report on the composition of the citizen's group to consider sub-area plans, taking into consideration the Planning Board's request regarding the Central Waterfront Planning Committee.

(ii) Commissioner of Planning and Development to report further on the amendment set out in Section C.(a) of his report of June 19, 1980, respecting gross floor area permissible under the Official Plan for Area B.

The following proposed amendments to the Official Plan put forward by members of Council were referred by Council to the Commissioner of Planning and Development for comment and report to the July 9, 1980 meeting of the Executive Committee:

(i) Moved that Section 7.7 of Bill 592 be amended by deleting therefrom the words "and other suitable locations within Harbourfront", that Section 4.1 and 4.2 of Bill 592 be deleted and that Section 4.1 of the draft by-law contained in the report from the City Solicitor dated January 8, 1980, be substituted therefor.

(ii) Moved that Section 3.4 of Bill 592 be amended by adding thereafter:

(vi) to ensure that each state of the development of housing in Harbourfront proceed in accordance with the above 5 goals, and in particular that development of family housing occurs at an early date in Mixed Use Area E - Bathurst Quay.

that Section 7.2 of Bill 592 be amended by amending paragraph 2 of said section to read as follows:

"The transit system should be comprised of a mayor east/west route which can connect to the entire Central Waterfront Area, operates over its own right-of-way, is integrally linked with existing north/south transit routes and provides direct access from all parts of the area to the Central Core."

that Section 7.6 of Bill 592 be amended to read as follows:

"It is the policy of Council to secure the provision of parking for the needs of residents, workers and visitors in Harbourfront in amounts and at locations that are in the opinion of Council consistent with the objections of strongly encouraging use of public transit. Parking facilities should be located and designed so that they do not conflict with uses at the ground level."

July 9, 1980

Executive Committee received the report (July 2, 1980) from the Commissioner of Planning and Development on Harbourfront Master Agreement which sets out the Master Agreement as approved in principle by Council on June 23, 1980.

The Committee recommended the adoption of the Commissioner's report (July 9, 1980) entitled Harbourfront: Report on Certain Official Plan and Zoning Matters, which deals with the proposed amendments put forward by members of Council on June 23, 1980 and recommends that Bill 592 not be so amended.

The Committee further requested the Commissioner of Planning and Development to submit a progress report to the Committee and members of Council.

July 21, 1980

Council struck out the Executive Committee's recommendation that the July 9, 1980 report from the Commissioner of Planning and Development be adopted, and adopted in lieu thereof the following:

"It is recommended that Section 7.6 of By-law No. 568-80 be amended by including the word

"strongly" before the words "encouraging use of public transit"; and that authority be granted for the introduction of the necessary Bill in Council to give effect thereto".

Sept. 5, 1980

Committee on Buildings and Development had before it a report (August 19, 1980) from the Deputy City Solicitor on Objections to By-law No. 568-80 - Official Plan Amendment, and By-law No. 569-80 - Restricted Area By-law respecting Harbourfront.

The Committee heard deputations and decided to defer the matter until September 18, 1980 and to request the Commissioner of Planning and Development to report to that meeting on the specific densities permitted in the Zoning By-law and Official Plan in Areas A and B and what physical configuration that entails and permits.

Sept. 18, 1980

Committee on Buildings and Development had before the August 19th report from the Deputy City Solicitor and a report (September 16, 1980) from the Commissioner of Planning and Development on Density and Built Form on York Quay.

The Committee deferred the matter until October 2, 1980.

Sept. 24, 1980

The Metropolitan Planning Committee had before it a report (September 18, 1980) from the Planning Commissioner on City of Toronto Official Plan Amendment No. 147 and By-law 569-80 For The Harbourfront Lands. The report recommended "...that the Minister of Housing and the Ontario Municipal Board be advised that it has no objections to ...Amendment No. 147 and By-law No. 569-80".

In consideration of communications and a deputation on the matter, the Committee deferred the matter to its meeting on January 21, 1981, and directed that the Planning Commissioner be requested to advise the Minister of Housing that the Committee would have no objection to this matter being referred to the O.M.B. on the understanding that Metro's comments thereon will be submitted directly to the Board.

Oct. 2, 1980

Committee on Buildings and Development considered the August 19th report from the Deputy City Solicitor and the September 16th report from the Commissioner of Planning and Development.

The Committee heard deputations and decided to recommend to Council that By-law Nos. 568-80 and 569-80 be re-affirmed.

Oct. 8, 1980

Executive Committee considered a report (October 7, 1980) from the Commissioner of Planning and Development which recommends the following two modifications in respect to a proposed Parking By-law for Harbourfront.

"First, in keeping with the removal of the maximum limit on the number of parking spaces, it is further proposed that the prohibition of parking as a non-ancillary use, as recommended in the Central Area Parking and Loading Study, not to apply to Harbourfront.

Second, the required residential parking should be reserved for the exclusive use of the residents of the building with which it is associated, except where such parking is provided by agreement, in a public lot operated by the Parking Authority of Toronto (PAT)."

The Committee recommended to Council the adoption of the above Commissioner's report.

Oct. 14, 15, 16 1980

City Council adopted the recommendation of the Committee on Buildings and Development, which re-affirmed By-law Nos. 568-80 and 569-80.

Council also adopted the recommendation of the Executive Committee, which approved the modifications to the proposed Parking By-law for Harbourfront, as recommended by the Commissioner of Planning and Development in his report dated October 7, 1980.

Jan. 5, 1981

Planning Board had before it a report (December 30, 1980) from the Commissioner of Planning and Development respecting Site-Specific Official Plan Amendments for 207 Queen's Quay West (Terminal Warehouse).

The Board unanimously approved the Official Plan Amendments contained in Appendix 2 to the report and recommended the same for adoption by Council.

The Board further requested the Land Use Committee to include interested deputants from the Planning Board mailing list in their notification for deputations regarding this item.

Jan. 12, 1981

Land Use Committee had before it the following reports:

(a) (December 24, 1980) from the Commissioner of Planning and Development respecting Site-Specific Official Plan and Zoning By-law Amendments for 207 Queen's Quay West (Terminal Warehouse).

(b) (January 7, 1981) from the Secretary-Treasurer of the City of Toronto Planning Board which recommended the adoption of Site-Specific Official Plan Amendments for 207 Queen's Quay West, as contained in the report of the Commissioner of Planning and Development dated December 30, 1980.

(c) (January 9, 1981) from the Commissioner of Planning and Development respecting certain technical and typographical changes to the report dated December 24, 1980.

(d) (January 9, 1981) from the Commissioner of Planning and Development respecting concerns of the Terminal Warehouse tenants.

The Committee advised that Notice of the public hearing by the Land Use Committee with respect to this matter was circulated to the owners and tenants within 400 feet of the subject site, as well as to other interested persons.

The Committee heard deputations and recommended the adoption of the report dated December 24, 1980, as amended by the two further reports dated January 9, 1981.

Jan. 21, 1981

Executive Committee considered the above-mentioned recommendation of the Land Use

Committee and had before it a report (January 15, 1981) from the Commissioner of Planning and Development respecting technical modifications to the report (December 24, 1980) entitled Site-specific Official Plan and Zoning By-law Amendments for 207 Queen's Quay West.

The Committee also had before it two communications from Mr. William H. Roberts, Chairman, Confederation of Residents' and Ratepayers' Associations, both dated January 15, 1981; one addressed to the Minister of Housing and the other to the Ontario Municipal Board respecting the procedure of handling the Terminal Warehouse application.

The Committee recommended that the report (January 15, 1981) from the Commissioner of Planning and Development be adopted and that authority be granted for the introduction of the necessary Bills in Council to give effect thereto.

Jan. 21, 1980

The Metropolitan Planning Committee heard deputations on Amendment No. 147 and By-law No. 569-80; once again decided to defer consideration and directed that the Metropolitan Solicitor and the Commissioner of Planning be requested to submit a joint report to the Committee on how the interests of The Municipality of Metropolitan Toronto can be protected throughout the development of the Harbourfront Plans and further that the Planning Staffs of Metropolitan Toronto and the City of Toronto be requested to consult with the deputants that appeared before the Planning Committee to ascertain if their concerns can be satisfied and report further on what concerns are still outstanding.

Jan. 29, 1981

City Council considered the above-mentioned recommendations of the Land Use and Executive Committees and had before it a report (January 28, 1981) from the Commissioner of Planning and Development respecting "amendment to Recommendation No. 3 in report (December 24, 1980) from the Commissioner of Planning and Development entitled Site-specific Official Plan and Zoning By-law Amendments for 207 Queen's Quay West (Terminal Warehouse).

Council amended the Committees' recommendations by adding the following:

"It is also recommended that the report (December 24, 1980) from the Commissioner of Planning and Development be further amended as described in his further report (January 28, 1981); and that the report, as further amended, be adopted."

March 3, 1981 — Metro Council adopted the report (February 13, 1981) from the Commissioner of Planning which recommended "That the Minister of Housing be advised that Metropolitan Toronto has no objection to the approval of City of Toronto Official Plan Amendment No. 166" (Terminal Warehouse Part II Plan).

March 13, 1981 — Ontario Municipal Board approved Official Plan Amendment No. 166.